

Upper East Central

Upper East Central is generally bounded by the Hamtramck city limits to the north, the Ford Freeway (I-94) to the south, Mt. Elliott to the east and the Chrysler Freeway (I-375) to the west. Upper East Central is primarily an industrial district which includes the General Motors Assembly Plant.

□ Industrial Centers

Issue: The area is accessible by freeways and rail lines. Many of the industrial sites surrounding the General Motors Assembly Plant are vacant or under utilized. In the south, land use conflicts exist between the industrial sites and the surrounding residential areas.

GOAL 1: Increase the viability of industrial areas

Policy 1.1: Redevelop the under-utilized sites by attracting new and encouraging existing businesses requiring high accessibility such as distribution and manufacturing.

GOAL 2: Reduce conflicts between industrial and residential areas

Policy 2.1: Establish and enforce designated truck routes to and from the Ford and Chrysler Freeways.

Policy 2.2: Buffer the negative impacts of industrial land uses upon residential areas to the south and east.

Policy 2.3: Provide adequate vehicular links between Eastern Market and the food processing industries to the north.

□ Environment and Energy

Issue: The area is the site of the Resource Recovery Facility and various food processing industries. Many of these facilities are the site of major pollution sources impacting area residents and businesses

GOAL 3: Improve environmental quality

Policy 3.1: Concentrate environmental enforcement and remediation to facilities in the southwest corner.

Policy 3.2: Attract industries that emphasize pollution minimizing technology and research.

2000 Census - Demographic Profile

Neighborhood **Upper East Central**

Total Population

0

1990 Population

247

1990 to 2000 Change

-247

Percent Change

-100.00%

Race

White Only

0

NA

Black or African American
Only

0

NA

American Indian and Alaska
Native Only

0

NA

Asian Only

0

NA

Native Hawaiian and Other
Pacific Islander Only

0

NA

Other Race Only

0

NA

Two or More Races

0

NA

Hispanic Origin

Hispanic Origin (Any Race)

0

NA

1990 Hispanic Origin

2

1990 to 2000 Change

-2

Percent Change

-100.00%

Gender

Male

0

NA

Female

0

NA

Educational Attainment

Population 25 or older

0

NA

HS Graduate or Higher

0

NA

Assoc. Degree or Higher

0

NA

Age

Youth Population
(Under 18 Years Old)

0

NA

1990 Youth Population

55

1990 to 2000 Change

-55

Percent Change

-100.00%

0 to 4 Years Old

0

NA

5 to 10 Years Old

0

NA

11 to 13 Years Old

0

NA

14 to 17 Years Old

0

NA

18 to 24 Years Old

0

NA

25 to 44 Years Old

0

NA

45 to 64 Years Old

0

NA

65 Years Old and Older

0

NA

Households

Households

0

Average Household Size

NA

Population in Group Quarters

0

NA

Population in Households

0

Family Households

0

NA

Married Couple Family

0

NA

Female Householder Family

0

NA

One Person Households

0

NA

Housing Units

Housing Units

0

1990 Housing Units

131

1990 to 2000 Change

-131

Percent Change

-100.00%

Vacant Housing Units

0

NA

Occupied Housing Units

0

NA

Owner Occupied

0

NA

Renter Occupied

0

NA

Housing Value

Owner Occupied Units

0

Less Than \$15,000

0

NA

\$15,000 to \$29,999

0

NA

\$30,000 to \$49,999

0

NA

\$50,000 to \$69,999

0

NA

\$70,000 to \$99,999

0

NA

\$100,000 to \$199,999

0

NA

\$200,000 or More

0

NA

Household Income

Less Than \$10,000

0

NA

\$10,000 to \$14,999

0

NA

\$15,000 to \$24,999

0

NA

\$25,000 to \$34,999

0

NA

\$35,000 to \$49,999

0

NA

\$50,000 to \$74,999

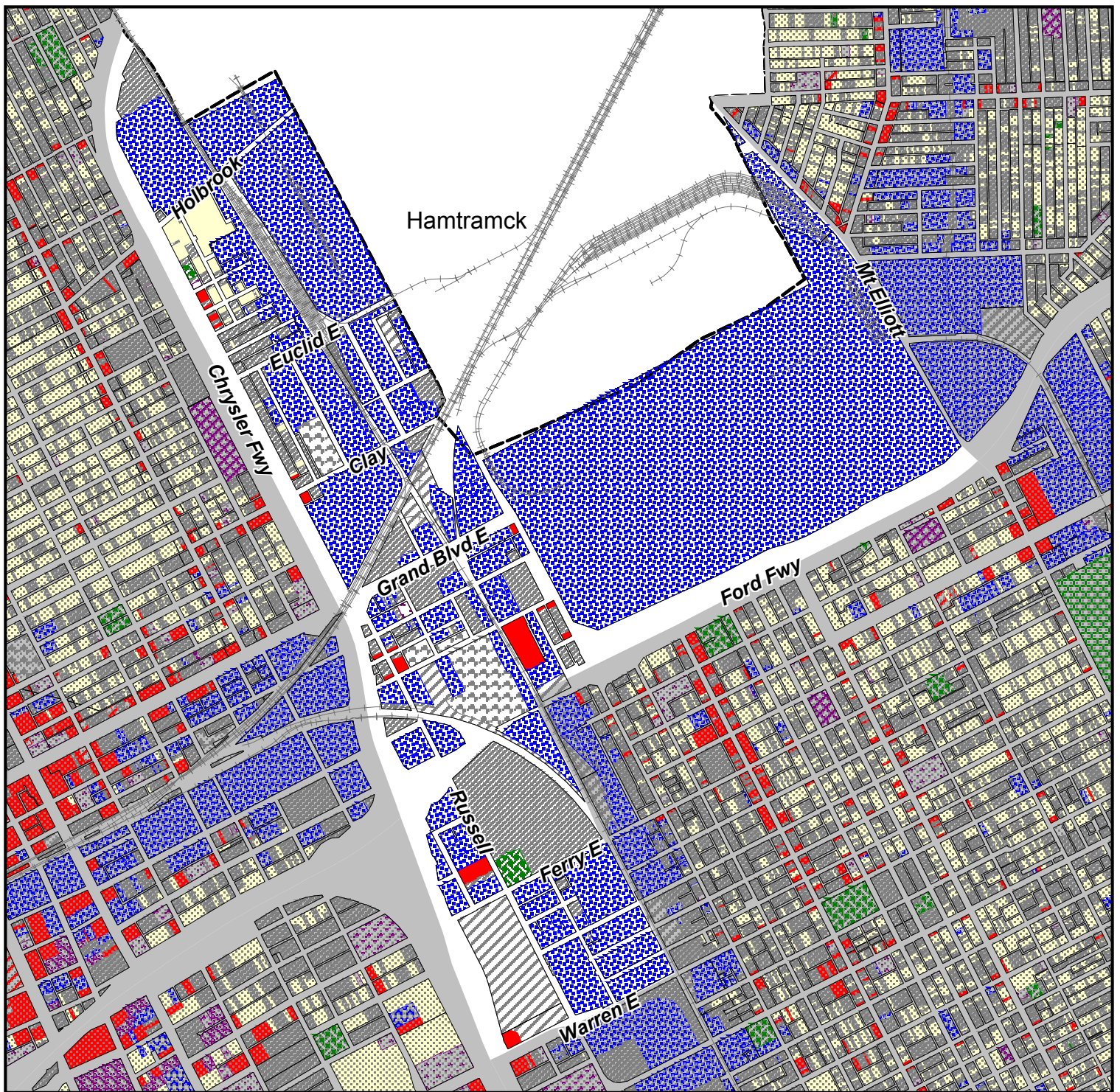
0

NA

\$75,000 or More

0

NA



Map 4-9A

City of Detroit
Master Plan of
Policies

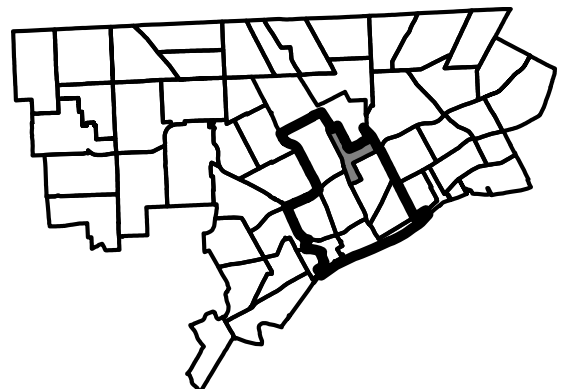
Neighborhood Cluster 4 Upper East Central

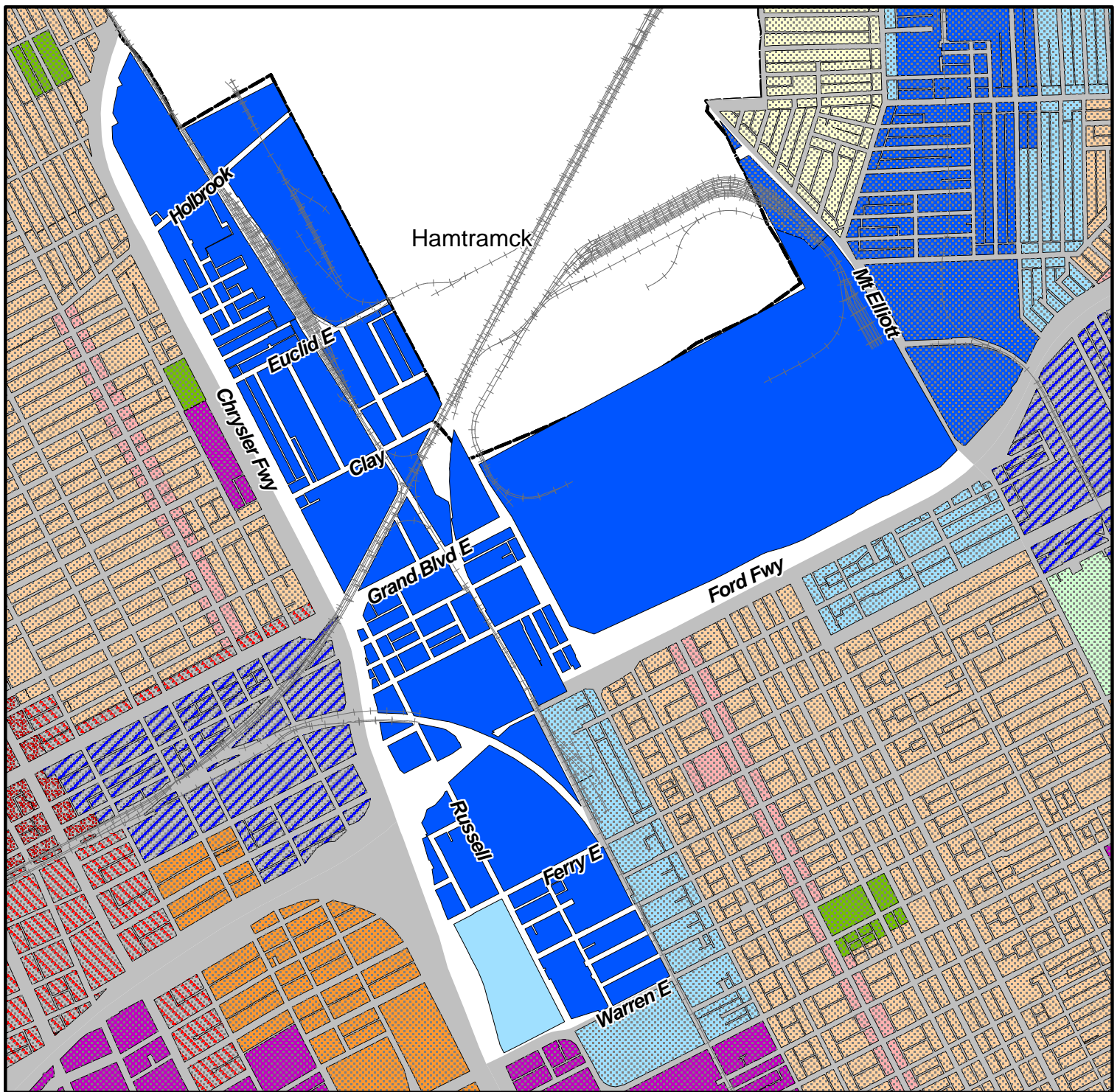


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 4-9B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Upper East Central



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

